



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 20, 2013

REPORT NO. 201

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of June 20, 2013

SUBJECT: Projects Update - Allocation and Expenditure of Fiscal Year 2010-2012
Regional Park Improvement Funds

SUMMARY

This report provides an update on the projects with the Regional Park Improvement Funds allocations for the Fiscal Years 2010 through 2012. This is an information item only. There are no actions required for this item.

BACKGROUND

The San Diego Regional Park Improvement Fund (Regional Park Fund) is one of two Capital Improvements Program funds to receive Mission Bay Park lease revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund. The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 and became effective July 1, 2009, Fiscal Year (FY) 2010.

The purpose of the Regional Park Fund is to support capital projects in San Diego Regional Parks, as identified in the City Charter or by City Council Ordinance. San Diego Regional Parks include Chollas Lake Park, Balboa Park, Mission Trails Regional Park, Otay Valley River Park, Presidio Park, San Diego River Park, Torrey Pines City Park, open space parks and coastal beaches along with contiguous coastal parks.

Per the Charter, Regional Park Fund is derived from the first \$2.5 million available or 25%, whichever is greater, of the excess revenue received over a threshold amount of \$23 million in Mission Bay leasehold revenues. The first \$23 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose. The threshold amount drops to \$20 million beginning in FY 2015. In FY 2010 through 2012, 15 projects received a total of \$5,626,000 in Regional Park Funds.

In FY 2010 the Regional Park Fund received \$949,000, as per the Charter distribution thresholds. The Oversight Committee approved allocation of the entire amount. Beginning in FY11, less the FY10 allocations and interest earned, the Regional Park Fund had a balance of \$2,650,675 per the June 26, 2012 audit performed by the Office of the City Auditor. The FY11 allocations approved by the Oversight Committee totaled \$1,677,000 leaving a carry forward balance of \$973,675. Adding the \$2,500,000 from FY12 revenues produced a balance of \$3,473,675. As a means to address funding needs for ongoing regional park CIP projects to cover changes in project scope and construction change orders, develop a long-range funding strategy for future multi-million dollar projects and have funding available for grant match opportunities, the Park and Recreation Department in its March 13, 2013 report recommended and the Oversight Committee approved allocation of \$3,000,000 to projects leaving \$473,675 or approximately 14%, of the available funding in reserve.

The City Charter Article V, Section 55.2(a)(1) states Capital Improvement means physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or which constitutes an environmental improvement of a natural asset. To that end, the Oversight Committee approved allocations of Regional Park Funds in the Capital Improvement projects summarized below by Fiscal Year.

FY 2010 – \$949,000

- Old Mission Dam Preservation – \$315,000
- Coastal Access (Diamond St. and Pescadero Ave.) Stairs Repair – \$190,000
- Ocean Beach Comfort Station Replacement – \$443,000

FY 2011– \$1,677,000

- California Tower Seismic Retrofit (Electrical Room Relocation) – \$750,000
- Museum of Man Roof Repairs – \$150,000
- Mission Trails Regional Park Multi Trail System – \$200,000
- Cowles Mountain Trail – Mission Trails – \$377,000
- Los Peñasquitos Ranger Station – \$200,000

FY 2012– \$3,000,000

- Los Peñasquitos Ranger Station – \$800,000
- Sunset Cliffs Natural Park Hillside Improvements – \$270,000
- Palisades Park Comfort Station – \$400,000
- Coastal Beach Access Projects – \$310,000
- Trail for All People – \$231,000
- Chollas Lake Park Playground Renovations – \$989,000

DISCUSSION

The projects recommended by the Park and Recreation Department and approved by the Oversight Committee to receive FY10-12 funds are described below. The attached table summarizes each project's Regional Park Fund allocations and expenditures.

Old Mission Dam Preservation - City Council District 7

Total Project Cost: \$ 917,933

The Project received Regional Park Funds in the amount of \$315,000 to complete the Mitigation, Monitoring and Reporting Program requirements associated with recent dredging of the historic dam and approvals for permitting the long-term dredging. The total amount expended to date is \$278,200, leaving \$36,800 for project completion. The fund expenditures were generally for preparation of the documents for the required Mitigation, Monitoring and Reporting Program (MMRP) which includes the necessary permits for the long term preservation measures. This project is in its 5-year mitigation monitoring stage which is expected to be completed in Fiscal Year 2016.

Coastal Access (Diamond St. and Pescadero Ave.) Stairs Repair - City Council District 2

Total Project Cost: \$ 660,000

The Project received Regional Park Funds in the amount of \$190,000 to complete extensive repairs to stairs that provide access from the foot of Diamond Street to the beach in Pacific Beach and from the foot of Pescadero Avenue to the beach in Ocean Beach north of Sunset Cliffs Park. The total amount expended to date is \$22,400, leaving \$168,600 in the project. The fund expenditures were generally for completing the construction drawings, finalizing the permitting requirements and advertising the project for construction. Construction of Diamond Street Stairs is expected to begin after the 2013 summer moratorium. Construction of Pescadero Avenue Stairs will begin after the 2013 summer moratorium pending the receipt of a favorable bid.

Ocean Beach Comfort Station Replacement - City Council District 2

Total Project Cost: \$1,185,000

The project received Regional Park Funds in the amount of \$443,000 to proceed with the construction of a new comfort station located at the end of Brighton Street in Ocean Beach to replace an existing deteriorating facility within the same footprint. All \$443,000 have been expended in the completion of the project. City staff is in the process of completing the project close out activities.

California Tower Seismic Retrofit (Electrical Room Relocation) - City Council District 3

Total Project Cost: \$750,000

The Project received Regional Park Funds in the amount of \$750,000 for the relocation of the electrical room. The total amount expended to date is \$114,200 leaving \$635,800 for project completion. The fund expenditures were generally for planning and design of this project. Project design is nearing completion with construction completion expected by November 2014.

Museum of Man Roof Repairs - City Council District 3

Total Project Cost: \$1,664,000

The Project received Regional Park Funds in the amount of \$150,000 for unforeseen repairs which were discovered during construction. The total amount expended to date is \$90,000, leaving \$60,000 for project completion. The fund expenditures were for addressing additional construction effort needed to complete the project. The repairs on the Museum of Man roof and

its famous domes are now complete and the project is in the close-out stage. Any balance remaining after the project close-out will be moved back to the fund balance.

Mission Trails Regional Park Multi Trail System – City Council District 7

Total Project Cost: \$215,000

The Project received Regional Park Funds in the amount of \$200,000 to provide for design, engineering and construction of approximately 5,000 linear feet of new (realignment) trail and rehabilitation of approximately 3,500 linear feet of existing trail. The total amount expended to date is \$200 leaving \$199,800 for project completion. The fund expenditures were generally for design efforts. Construction of this project may begin in FY 2014 but is not anticipated to be complete until at least FY 2015. This project is managed by Park and Recreation Department.

Cowles Mountain Trail – Mission Trails – City Council District 7

Total Project Cost: \$400,000

The Project received Regional Park Funds in the amount of \$377,000 to provide for design, engineering, construction, and installation of structures, as well as the rehabilitation and installation of appropriate material to re-establish approximately 2,000 linear feet of existing trail. The total amount expended to date is \$210,000 leaving \$167,000 for project completion. The fund expenditures were generally for design and construction efforts. Construction of this project was initiated in the Spring of 2013 and is scheduled to be completed following nesting season in the Fall of 2013. This project is managed by Park and Recreation Department.

Los Peñasquitos Ranger Station - City Council District 5

Total Project Cost: \$2,009,366

The Project received Regional Park Funds in the amount of \$1,000,000 (\$800,000 in the approved Fiscal Year 2014 budget) for construction of a new ranger station for the Los Peñasquitos and Black Mountain open space preserves. The total amount expended to date is \$76,500 leaving \$923,500 (including FY14 allocation) for project completion. Construction is expected to begin in FY 14 and be completed in FY 15.

Sunset Cliffs Natural Park Hillside Improvements - City Council District 2

Total Project Cost: \$270,000 (Phase I)

The Project is expected to receive Regional Park Funds in the amount of \$270,000 in the approved Fiscal Year 2014 budget for the construction of phase one improvements. These funds have not yet been expended. Construction of this phase of the project is expected to be completed in FY 14.

Palisades Park Comfort Station - City Council District 2

Total Project Cost: \$700,000

The Project received Regional Park Funds in the amount of \$400,000 in the approved Fiscal Year 2014 budget for the construction of a new comfort station to replace the existing 1950's comfort station. These funds have not yet been expended. Construction is expected to be completed and the facility to be open to the public in FY14.

Coastal Beach Access - City Council District 2

Total Project Cost: \$350,000

This Project received Regional Park Funds in the amount of \$310,000 in the approved Fiscal Year 2014 budget for the repair and re-construction of three coastal access stairs at Old Salt Pool in Ocean Beach just south of the OB pier, Capri by the Sea in Pacific Beach and Orchard Avenue in Ocean Beach. These funds have not yet been expended. Construction one or more locations is expected to be completed and the facility to be re-opened to the public in FY14 depending on favorable bids received.

Trail for All People - City Council District 1

Total Project Cost: \$281,000

The Project received Regional Park Funds in the amount of \$231,000 in the approved Fiscal Year 2014 budget for the design and construction of approximately 1,300 linear feet of accessible trail within the Black Mountain Open Space Park. These funds have not yet been expended. Design has begun and construction is expected to be complete and the trails open to the public in FY 15.

Chollas Lake Park Playground Renovations - City Council District 4

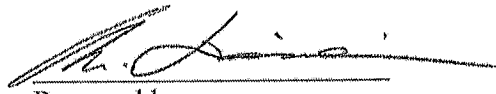
Total Project Cost: \$989,000 (Phase I)

This new project received Regional Park Funds in the amount of \$989,000 in the approved Fiscal Year 2014 budget for the design and construction of two playgrounds at Chollas Lake Park to replace existing playgrounds. These funds have not yet been expended. It is anticipated the first phase of the playground renovations to be complete in FY16. This project is currently with the Park and Recreation Department and is expected to soon be transferred to the Public Works Department for implementation.

Respectfully submitted,



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Public Works Department



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Attachment: Regional Park Improvement Funds (FY 10-12) – CIP Financial & Schedule Summary

Regional Park Improvement Funds (FY 10-12) - CIP Financial & Schedule Summary

June 2013

PROJECT TITLE	WBS No.	Total Cost	Regional Park Fund			Design		Advertise/Award		Construction	
			Tot Allocations thru FY2014	Tot Exp & Encumb to Date	Remaining Balance	Start	End	Bid Start	Award End	Start	End
1 Old Mission Dam Preservation	S-00611	\$ 917,933	\$ 315,000	\$ 280,000	\$ 35,000	completed	completed	completed	completed	Jun-11	Jun-16
2 Beach Access (Diamond St. & Pescadero Ave.) Stairs Repair	B-12106	\$ 660,000	\$ 191,000	\$ 22,400	\$ 168,600	completed	completed	completed	completed	Jun-13	Jan-14
3 Ocean Beach Comfort Station Replacement	B-10130	\$ 1,185,000	\$ 443,000	\$ 443,000	\$ -	completed	completed	completed	completed	completed	completed
4 California Tower Seismic Retrofit (Electrical Room Relocation)	L-12003	\$ 750,000	\$ 750,000	\$ 114,200	\$ 635,800	Jun-12	Feb-14	Mar-14	Jul-14	Aug-14	Nov-14
5 Museum of Man Roof Repairs	S-11101	\$ 1,664,000	\$ 150,000	\$ 90,000	\$ 60,000	completed	completed	completed	completed	completed	completed
6 (*) Mission Trails Regional Park Multi Trail System	S-10066	\$ 215,000	\$ 215,000	\$ 200	\$ 214,800	N/A	N/A	N/A	N/A	FY14	FY15
7 (*) Cowles Mountain Trail - Mission Trails	S-10065	\$ 400,000	\$ 400,000	\$ 210,000	\$ 190,000	N/A	N/A	Spring 2013	May-14	Spr '13	Fall '13
8 Los Peñasquitos Ranger Station	B-00619	\$ 2,009,366	\$ 1,000,000	\$ 76,500	\$ 923,500	Feb-06	Nov-13	Dec-14	May-14	Jun-14	Mar-15
9 Sunset Cliffs Natural Park Hillside Improvement (Phase I)	S-10091	\$ 270,000	\$ 270,000	\$ -	\$ 270,000	completed	completed	Sep-13	Feb-14	Mar-14	Aug-14
10 Palisades Park Comfort Station	S-10026	\$ 700,000	\$ 400,000	\$ -	\$ 400,000	completed	completed	Jun-13	Dec-13	Jan-14	Sep-14
11 Coastal Beach Access (Orchard Ave., Old Salt Pool, Capri by The Sea)	B-00646	\$ 350,000	\$ 310,000	\$ -	\$ 310,000	completed	completed	Nov-13	Apr-14	Sep-14	Feb-15
12 Trail for All People	S-13001	\$ 281,000	\$ 231,000	\$ -	\$ 231,000	May-13	Jun-14	Jul-14	Dec-14	Jan-15	Jan-16
13 (**) Palisades Park Playground Renovation (Phase I)	S-14002	\$ 989,000	\$ 989,000	\$ -	\$ 989,000	TBD	TBD	TBD	TBD	TBD	TBD
TOTALS			\$5,664,000	\$1,236,300	\$4,427,700						

NOTES

(*) Managed by the Park & Recreation (P&R) Department

(**) Currently being packaged by P&R for Public Works Implementation
all other projects managed by the Public Works Department

CIP UPDATE FISCAL YEARS 2010 - 2013

SD Regional Park Improvement Fund Oversight Committee
June 20, 2013

Outline

- Project Allocations by FY (FY10, FY11, FY12)
- Project Updates
 - ▣ RPF Expenditures & Remaining Balances
 - ▣ Project Completion Schedules

Project Allocations by FY

FY10 Allocations

FY10 Allocation	Scope
\$315,000	Old Mission Dam Preservation
\$191,000	Coastal Access Stairs Repair, Coastal Access
\$443,000	Ocean Beach Comfort Station Replacement
\$949,000	TOTAL FY10 ALLOCATION

FY11 Allocations

FY11 Allocation	Scope
\$750,000	Ca. Tower Seismic Retrofit (Electric. Rm Reloc.)
\$150,000	Museum of Man Roof Repairs
\$200,000	Mission Trails Regional Park Multi Trail System
\$377,000	Cowles Mountain Trail – Mission Trails
\$200,000	Los Peñasquitos Ranger Station
\$1,677,000	TOTAL FY11 ALLOCATION

FY12 Allocations

FY12 Allocation	Scope
\$800,000	Los Peñasquitos Ranger Station
\$270,000	Sunset Cliffs Natural Park Hillside Improvements
\$400,000	Palisades Park Comfort Station
\$310,000	Coastal Beach Access Projects
\$231,000	Trail for All People
\$989,000	Chollas Lake Park Playground Renovations
\$3,000,000	TOTAL FY12 ALLOCATIONS

Project Updates

Old Mission Dam Preservation Project

Total Project Cost (CIP 500611)	Regional Park Funds	Expended	Remaining Balance
\$917,933	\$315,000	\$280,000	\$ 35,000

- Funded For
 - Previously incurred project expenses and to complete the Mitigation, Monitoring & Reporting Program requirements associated with recent dredging of the historic dam and approvals for permitting the long-term dredging
- Scope of Expenses
 - Preparation of the documents for the required Mitigation, Monitoring and Reporting Program (MMRP) which includes the necessary permits for the long term preservation measures.
- Scope of Remaining Balance
 - Completion of the MMRP
- Schedule
 - This project is in its 5-year mitigation monitoring stage which began in Fiscal Year 2011 and is expected to be completed in Fiscal Year 2016.

Coastal Access Stairs Repairs

	Total Project Cost (CIP B12106)	Regional Park Funds	Expended	Remaining Balance
Diamond St	\$260,000	\$ 100,000	\$11,700	\$88,300
Pescadero Ave	\$400,000	\$91,000	\$10,700	\$80,300

☐ Funded For

- ☐ complete extensive repairs to stairs that provide access from the foot of Diamond Street to the beach in Pacific Beach.
- ☐ complete extensive repairs to stairs that provide access from the foot of Pescadero Ave to the beach N of Sunset Cliffs Park

☐ Scope of Expenses

- ☐ generally for completing the construction drawings, finalizing the permitting requirements and advertising the project for construction.

☐ Scope of Remaining Balance

- ☐ Project Completion

☐ Schedule

- ☐ Construction is expected to begin after the 2013 summer moratorium (pending favorable bids)

- ☐ (*) *This scope for the 2 stair locations is combined under one construction contract*

Ocean Beach Comfort Sta Replacement

Total Project Cost (CIP B10130)	Regional Park Funds	Expended	Remaining Balance
\$1,185,000	\$ 443,000	\$443,000	\$0

☐ Funded For

- ☐ construction of a new comfort station located at the end of Brighton Street in Ocean Beach to replace an existing deteriorating facility within the same footprint

☐ Scope of Expenses

- ☐ Project Completion

☐ Scope of Remaining Balance

- ☐ n/a

☐ Schedule

- ☐ Currently in the project closing out phase

California Tower Seismic Retrofit (Electrical Room Relocation)

Total Project Cost (CIP L12003)	Regional Park Funds	Expended	Remaining Balance
\$750,000	\$750,000	\$114,200	\$635,800

- **Funded For**
 - Relocation of the electrical room
- **Scope of Expenses**
 - Project planning and design
- **Scope of Remaining Balance**
 - Project Completion
- **Schedule**
 - Project design is nearing completion with construction completion expected by November 2014

Museum of Man Roof Repairs

Total Project Cost (CIP S1101)	Regional Park Funds	Expended	Remaining Balance
\$1,664,000	\$ 150,000	\$90,000	\$60,000

- **Funded For**
 - unforeseen repairs which were discovered during construction
- **Scope of Expenses**
 - additional construction effort needed to complete the project
- **Scope of Remaining Balance**
 - Project Close Out
 - (any balance remaining after the project close-out will be moved back to the fund balance)
- **Schedule**
 - The repairs of the Museum of Man roof and its famous domes are now complete and the project is in the close-out stage

Mission Trails Regional Park Multi Trail System

Total Project Cost (CIP \$10066)	Regional Park Funds	Expended	Remaining Balance
\$215,000	\$200,000	\$ 200	\$199,800

- ❑ Funded For
 - ❑ design, engineering and construction of approximately 5,000 linear feet of new (realignment) trail and rehabilitation of approximately 3,500 linear feet of existing trail
- ❑ Scope of Expenses
 - ❑ Design
- ❑ Scope of Remaining Balance
 - ❑ Design & Construction
- ❑ Schedule
 - ❑ Construction of this project may begin in FY 2014 but is not anticipated to be complete until at least FY 2015
- ❑ (*) *This project is managed by the Park & Recreation Department*

Cowles Mountain Trail Mission Trails

Total Project Cost (CIP \$10065)	Regional Park Funds	Expended	Remaining Balance
\$400,000	\$377,000	\$210,000	\$167,000

- ❑ Funded For
 - ❑ Design, engineering, construction, and installation of structures, as well as the rehabilitation and installation of appropriate material to re-establish approximately 2,000 linear feet of existing trail
- ❑ Scope of Expenses :
 - ❑ Design and Construction
- ❑ Scope of Remaining Balance
 - ❑ Construction
- ❑ Schedule
 - ❑ Construction of this project was initiated in the Spring of 2013 and is scheduled to be completed following nesting season in the Fall of 2013
- ❑ (*) *This project is managed by the Park & Recreation Department*

Los Peñasquitos Ranger Station

Total Project Cost (CIP B00619)	Regional Park Funds	Expended	Remaining Balance
\$2,009,366	\$1,000,000	\$ 76,500	\$923,500

- ☐ Funded For
 - ☐ construction of a new ranger station for the Los Peñasquitos and Black Mountain open space preserves
- ☐ Scope of Expenses
 - ☐ Design
- ☐ Scope of Remaining Balance
 - ☐ Design and Construction
- ☐ Schedule
 - ☐ Construction is expected to begin in FY 14 and be completed in FY 15

Sunset Cliffs Natural Park Hillside Improvements

Total Project Cost (CIP S10091)	Regional Park Funds	Expended	Remaining Balance
\$270,000 (Phase I)	\$270,000	\$0	\$270,000

- ☐ Funded For
 - ☐ Construction of Phase I improvements
- ☐ Scope of Expenses
 - ☐ n/a
- ☐ Scope of Remaining Balance
 - ☐ Construction of Phase I improvements
- ☐ Schedule
 - ☐ Construction of this phase of the project is expected to be completed in FY 14

Palisades Park Comfort Station

Total Project Cost (CIP \$10026)	Regional Park Funds	Expended	Remaining Balance
\$700,000	\$400,000	\$0	\$400,000

- ☐ Funded For
 - ☒ Construction of a new comfort station to replace the existing 1950's comfort station
- ☐ Scope of Expenses
 - ☒ n/a
- ☐ Scope of Remaining Balance
 - ☒ Construction
- ☐ Schedule
 - ☒ Construction is expected to be completed and the facility to be open to the public in FY14.

Coastal Beach Access Projects

Total Project Cost (CIP B00646)	Regional Park Funds	Expended	Remaining Balance
\$350,000	\$310,000	\$0	\$310,000

- ☐ Funded For
 - ☒ repair and re-construction of three coastal access stairs at Old Salt Pool in Ocean Beach just south of the OB pier, Capri by the Sea in Pacific Beach and Orchard Avenue in Ocean Beach
- ☐ Scope of Expenses
 - ☒ n/a
- ☐ Scope of Remaining Balance
 - ☒ Construction
- ☐ Schedule
 - ☒ Construction of one or more locations is expected to be completed and the facility to be re-opened to the public in FY14 depending on favorable bids received

Trail for All People

Total Project Cost (CIP \$13001)	Regional Park Funds	Expended	Remaining Balance
\$281,000	\$231,000	\$0	\$231,000

- ☐ Funded For
 - ☐ Design and Construction of approximately 1,300 linear feet of accessible trail within the Black Mountain Open Space Park
- ☐ Scope of Expenses
 - ☐ n/a
- ☐ Scope of Remaining Balance
 - ☐ Design and Construction
- ☐ Schedule
 - ☐ Design has begun and construction is expected to be complete and the trails open to the public in FY 15

Chollas Lake Park Playground Renovations

Total Project Cost (CIP \$14002)	Regional Park Funds	Expended	Remaining Balance
\$989,000 (Phase I)	\$989,000	\$0	\$989,000

- ☐ Funded For
 - ☐ Design and Construction of two playgrounds at Chollas Lake Park to replace existing playgrounds
- ☐ Scope of Expenses
 - ☐ n/a
- ☐ Scope of Remaining Balance
 - ☐ Design and Construction
- ☐ Schedule
 - ☐ It is anticipated the first phase of the playground renovations to be complete in FY16
- ☐ (*) *This project is currently being packaged by the P&R Department for implementation by the PW Department*

Questions?

